



- Beautiful two bedroom luxury apartment
- Close proximity to Harrogate Grammar School
- Two bathrooms
- Triple glazing
- Fitted wardrobes
- Modern kitchen including appliances
- Light and spacious accommodation
- Council tax band D
- EPC rating C74

## Otley Road, Harrogate

An immaculately presented two bedroom, luxury apartment, with parking and being adjacent to Harrogate Grammar School.

The apartment benefits from triple glazing, gas central heating and comprises, large entrance hall with utility/store cupboard, large open plan living/dining/kitchen, master bedroom with en-suite shower room, further double bedroom and bathroom.

**£1,550 PCM**



### **Communal entrance**

With lift and stairs to the second floor.

### **Private entrance hall**

With video door entry system and large utility/store cupboard.

### **Living/dining/kitchen**

21'8" x 17'10"

With central heating radiators and triple glazed windows to the front of the property.

The kitchen area offers a range of wall mounted cupboards, base units and drawers, integrated fridge/freezer, dishwasher, electric oven with grill, wine fridge and hob.

### **Master bedroom**

20'9" x 12'0"

With fitted wardrobes and triple glazed window to the front of the property.

### **En-suite shower room**

8'5" x 5'7"

Luxury shower room with walk in shower, basin with vanity cupboard below, WC, heated towel rail and underfloor heating.

### **Bedroom two**

18'2" x 9'9"

With store cupboard/wardrobe, triple glazed window to the front of the property and central heating radiator.

### **Bathroom**

10'11" x 5'8"

Luxury bathroom comprising, bath with shower over and glazed screen, basin with vanity cupboard below, WC, heated towel rail and underfloor heating.

### **Basement store room**

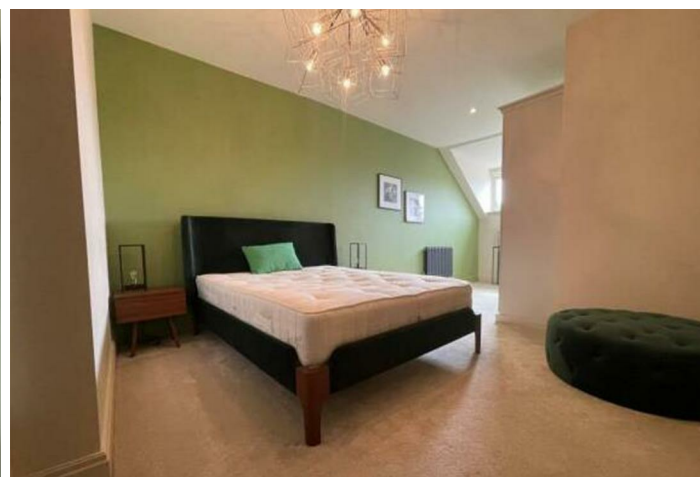
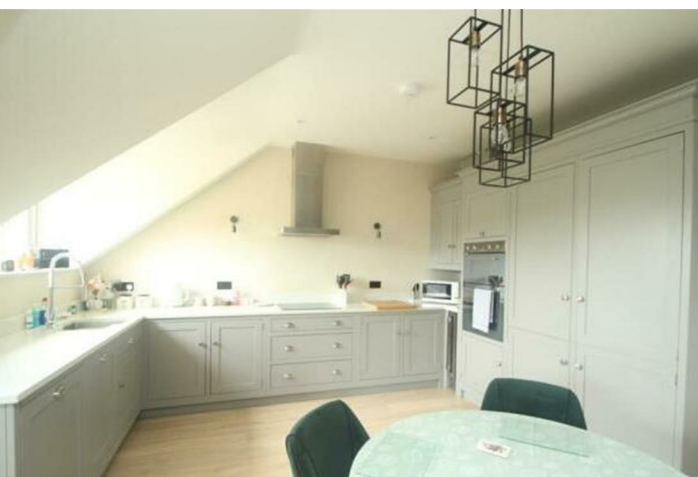
The property also benefits from a lockable store room in the basement.

### **Outside**

There is a designated parking space to the rear of the property.

### **No Pets**

Please note that this property does not accept pets.





### Agent Notes

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.


### Rental Procedure

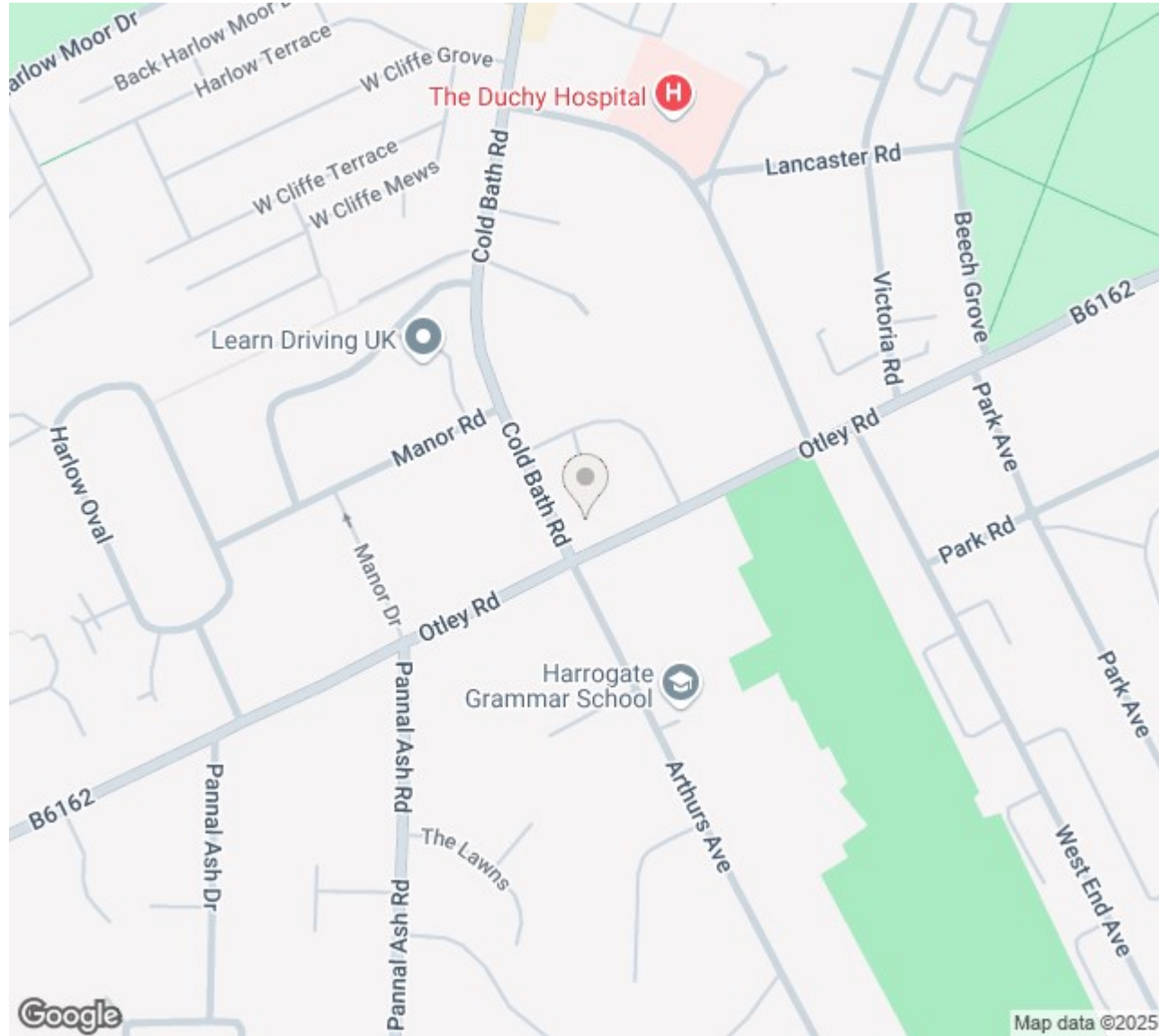
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

### Payments

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements